140.0	0001	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,010,900	/	1,010,900
USE VALUE:	1,010,900	/	1,010,900
ASSESSED:	1,010,900	/	1,010,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALYOZIAN CHARLES/CYNTHIA
Owner 2:	
Owner 3:	
Street 1:	19 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BALYOZIAN CHARLES -
Owner 2:	-
Street 1:	19 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,914 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2700 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6914.000	509,000		501,900	1,010,900
Total Card	0.159	509,000		501,900	1,010,900
Total Parcel	0.159	509,000		501,900	1,010,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.41 | /Parcel: 374.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89601
GIS Ref
GIS Ref
Insp Date 05/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 140.0-0001-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	509,000	0	6,914.	501,900	1,010,900	1,010,900	Year End Roll	12/18/2019
2019	101	FV	382,600	0	6,914.	470,600	853,200	853,200	Year End Roll	1/3/2019
2018	101	FV	382,600	0	6,914.	389,000	771,600	771,600	Year End Roll	12/20/2017
2017	101	FV	382,600	0	6,914.	357,600	740,200	740,200	Year End Roll	1/3/2017
2016	101	FV	382,600	0	6,914.	326,300	708,900	708,900	Year End	1/4/2016
2015	101	FV	373,800	0	6,914.	320,000	693,800	693,800	Year End Roll	12/11/2014
2014	101	FV	373,800	0	6,914.	297,400	671,200	671,200	Year End Roll	12/16/2013
2013	101	FV	373,800	0	6,914.	283,000	656,800	656,800		12/13/2012

!10783!

PRINT

Date	Time
12/11/20	01:03:28

LAST REV

Date	Time
05/30/18	09:03:52
ekelly	
10783	

USER DEFINED

Prior Id # 1:	89601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALYOZIAN CHARL	32290-222		1/29/2001	Family	1	No	No		
CHORBAJIAN ARAX	24051-245		12/17/1993		158,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2001	420	Addition	40,000	C				ADD 2ND STORY

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
1/30/2009	Measured	336	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
11/17/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6914		Sq. Ft.	Site		0	80.	0.91	9									501,934						501,900	

Total AC/HA: 0.15872 | Total SF/SM: 6914 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 501,934 | Spl Credit | Total: 501,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08442283
Const Adj.:	0.99989998
Adj $ / SQ:	135.539
Other Features:	125497
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625332
Depreciation:	116312
Depreciated Total:	509020

COMMENTS

1 FPL NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

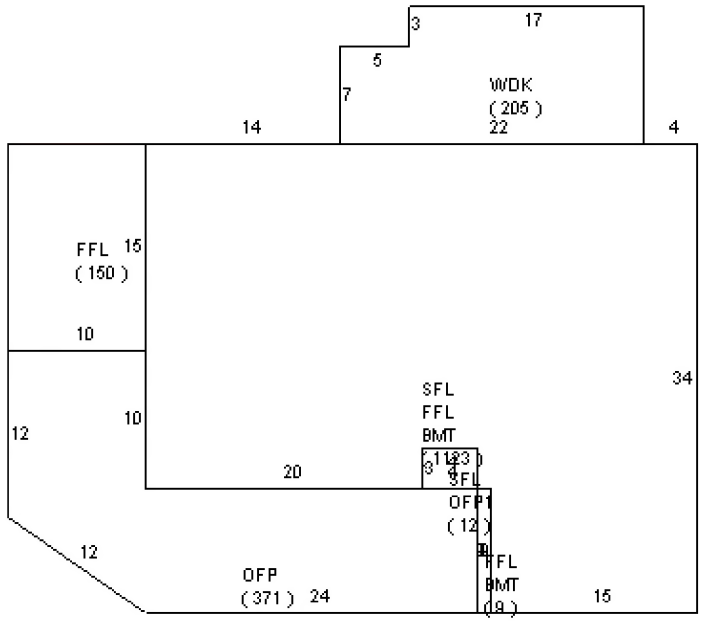
No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.00
Special Features:	0	Val/Su Net:	123.04
Final Total:	509000	Val/Su SzAd	210.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,282	135.540	173,761
SFL	Second Floor	1,135	135.540	153,837
BMT	Basement	1,132	47.270	53,509
OFP	Open Porch	383	20.810	7,969
WDK	Deck	205	10.880	2,230

Net Sketched Area:	4,137			Total:	391,306
Size Ad	2417	Gross Are	4137	FinArea	2700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0001-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	